

- (1) This district is intended to accommodate high density residential with limited nonresidential uses that provide for an active street environment. At least eighty percent (80%) of the total gross floor area of a project must be a residential use. A maximum of twenty percent (20%) gross floor area or full ground floor, whichever is greater, may be used to accommodate nonresidential uses permitted in this district. For the portion of the MR District located east of Sixth Avenue and south of Market Street, the following “Public and Semi-Public” uses may be developed without residential use:

Park and Recreation Facilities  
Schools, Public or Private  
Cultural Institutions

- (2) Notwithstanding any other provisions of this Division, on a portion of the block bounded by Sixth Avenue, Seventh Avenue, Island Avenue and J Street, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Centre City Development Permit No. 99-0490, if issued, and so long as the development of such portion of the block occurs in accordance with said Permit the changes in the Centre City Planned District Ordinance made by the Centre City Planned District Ordinance Amendments Pertaining to the Sports/Entertainment District and Related Matters shall not apply to such portion of the block.

- (d) Mixed Use District (MU)

This district is intended to provide for commercial services that support office, business, professional and personal needs.

- (e) Commercial Services District (CS)

This district is intended to provide for business, commercial and limited industrial uses that function in support of other downtown uses.

- (f) Institutional District (IU)

This district is intended to accommodate civic, educational and recreational uses, both public and private.

- (g) Hotel/Residential District (HR)

- (1) This district is intended to accommodate high intensity residential and hotel development. Hotel development is permitted without additional land-use mix restrictions.
- (2) Except as provided in Section 103.1910(g)(3), for all other projects, at least seventy-five percent (75%) of the total gross floor area of a project must be a residential use. A maximum of twenty-five percent (25%) or full ground floor, whichever is greater, may be used to accommodate nonresidential uses permitted within this district.
- (3) Centre City Development Permit No. 96-7331 may allow an alternative to hotel use or seventy-five percent (75%) residential/twenty-five percent (25%) nonresidential use on the property described as Lots “G” and “H” and Lot “1” of Block 211 of Horton’s Addition, in the City of San Diego, County of San Diego, State of California, according to the map thereof made by L.L. Lockling, on file in the office of the City Clerk as Document No. OO-18473.
- (4) Notwithstanding any other provisions of this Division, on the blocks bounded by Sixth to Eighth Avenues, south of L Street and north of Harbor Drive, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Centre City Development Permit No. 99-0491, if issued, and so long as the development of such blocks occurs in accordance with said Permit the changes in this Division made by the Centre City Planned District Ordinance Amendments Pertaining to the Sports/Entertainment District and Related Matters shall not apply to such blocks.
- (5) On the site located at the southeast corner of 9<sup>th</sup> Avenue and Beech Street and described as Lot 1 of Clark Heights, according to Map. No. 5884 filed in the Office of the County Recorder of San Diego County, May 12, 1957, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Conditional Use Permit 41-0228, including deviations from the standard development standards.

(h) Sports/Entertainment District (SED)

This district is expressly designed for application to sports and entertainment facilities and is intended to accommodate major sporting events and local visitor attractions, recreation areas, commercial development including retail, eating and drinking establishments, office uses, research and development facilities, parking, cultural institutions, and residential development.

(i) Required Street Level Uses

Along the streets shown in Figure 3 of Chapter 10, Article 3, Division 19, at least seventy percent (70%) of the first story street wall frontage shall be devoted to Street Level Uses. For projects located within the Mixed Use/Residential Emphasis or Hotel/Residential District and fronting designated Required Street Level Uses streets, the gross square footage of a project devoted to meeting the required street level use may be excluded from the calculation of the maximum nonresidential land use requirement.

*(Amended 11-19-2001 by O-19009 N.S.)*

#### **§103.1911 Performance Standards**

The following performance standards shall apply to all land use classifications including the use of existing structures, expansion of previously conforming land uses and proposed land uses.

- (a) No use, activity or process shall produce continual noise, vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of a site.
- (b) No use, activity or process shall produce continual loading or unloading of heavy trucks at the site exclusive of permitted industrial uses.
- (c) All outdoor lighting shall be shielded or directed away so that direct light or glare does not adversely impact adjacent residential land uses.
- (d) All storage and mechanical equipment shall be enclosed in a structure and completely screened from view.

*(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)*

#### **§103.1913 Sports/Entertainment District Development Standards**

- (a) Within the Sports/Entertainment District (SED), as shown in Figure 2 of Chapter 10, Article 3, Division 19, the Property Development Regulations listed in Section 103.1915 shall not apply with the exception of Subsections 103.1910(i) (Street Level Uses), 103.1915(d) (Floor Area Ratios), 103.1915(k) (Parking), and 103.1915(l) (Signage). In addition, Sections 103.1916 (Off-Street Loading Requirements), 103.1917 (Plaza Design Guidelines), and 103.1936 (Off-Street Parking requirements) shall not apply.
- (b) The City Council and Redevelopment Agency shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in the review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These

Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

*(“Sports/Entertainment District Development Standards” added 11-8-1999 by O-18707 N.S.)*

#### **§103.1914 Ballpark Protection Overlay Zone**

In order to ensure land use compatibility between all land uses and activities within the area surrounding the proposed ballpark, a “Ballpark Protection Overlay Zone” is hereby established. All development within the Ballpark Protection Zone (excluding the ballpark itself), as shown in Figure 2 of Chapter 10, Article 3, Division 19, shall be required to comply with the following:

(a) Light, Glare and Shadow Impacts

All development proposals exceeding seventy-five (75) feet in height shall include a light, glare and shadow study evaluating adverse impacts from development on the ballpark operations. The development shall not produce light, glare or shadows which will interfere with any sports activity occurring within the ballpark or enjoyment of such activities by members of the public observing from the viewing stands.

(b) Noise Impacts

All development proposals shall include an acoustical analysis prior to obtaining building permits which specifies construction standards necessary to meet San Diego Municipal Code Chapter 5, Article 9.5 [the Noise Ordinance]. The analysis shall include anticipated, or actual, noise impacts from the ballpark as defined in the Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments, certified by City Council Resolution No. R-292363 [R-2000-368], and/or subsequent studies under the Report’s Mitigation and Monitoring Program.

(c) Signs

All development proposals within the area bounded by J Street, Seventh and Tenth Avenues, Park Boulevard and Harbor Drive (including the ballpark, Park at the Park and mixed use developments surrounding the park) shall include a comprehensive sign plan. All other signs within the Ballpark

Protection Overlay Zone shall comply with the requirements the Centre City Planned District Ordinance as outlined in Section 103.1915(l). Signs which do not meet these criteria may be proposed under a comprehensive sign plan. All comprehensive sign plans, with the exception of those plans for the ballpark, Park at the Park and mixed use developments directly adjacent thereto, within the Ballpark Protection Overlay Zone, shall be reviewed for consistency with the following objectives:

- (1) All signs shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the signs should reflect and complement the use of the building to the extent possible.
- (2) All signs shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification signs.
- (3) Signs shall not unreasonably impact surrounding residential neighborhoods.
- (4) Signs shall not be designed or placed to create a visual distraction to patrons within the ballpark or detract from the image of San Diego.

All comprehensive sign plans for the ballpark, Park at the Park, and mixed use developments surrounding the park shall be processed in accordance with Process Five (final review by City Council).

All other comprehensive sign plans may be approved, conditionally approved or denied by CCDC in accordance with Process Three. Appeals of CCDC's determination can be made to the Planning Commission. Appeals must be submitted in writing to CCDC within ten (10) working days following the date of CCDC's decision. Any determination that is appealed requires a Notice of Public Hearing ten (10) working days prior to the Planning Commission hearing.

*("Ballpark Protection Overlay Zone" added 11-8-1999 by O-18707 N.S.)*

#### **§103.1915 Property Development Regulations**

- (a) Lot Area and Minimum Lot Coverage: None.
- (b) Minimum Building Setbacks

None, except where specified in Section 103.1915(e), (f) and (g); and, the

President may require a ten foot (10') setback where a project is adjoining an existing residential project to maintain minimum provisions for light and air.

(c) Building Height

- (1) Building height shall be measured from the average height of the ground plane to the roof parapet of the highest habitable floor. Uninhabited roof structures that conceal mechanical equipment or roof elements that add architectural interest to the structure shall not be included in the measurement of building height provided that:
  - (A) The structure provides multi- level roofs which establish a varied skyline;
  - (B) The structure provides a sloping roof; or
  - (C) The structure provides a combination of (a) and (b) above.
- (2) In no case shall the exception to height permitted by non-habitable space exceed the height of a cone projected by a forty-five (45) degree angle from the parapet of the lowest dimension of the floor plate of the highest habitable floor, or a maximum of thirty (30) feet.
- (3) Within the area located between Pacific Highway and California Street, Ash Street and Grape Street, the maximum height for structures is eighty-five (85) feet above grade.
- (4) Maximum building heights are determined by Sun Access Criteria, as per Section 103.1915(i).
- (5) Throughout the remainder of Centre City, building heights are determined by the Airport Approach Overlay Zone (Land Development Code Chapter 13, Article 2, Division 2), the Federal Aviation Administration (FAA), and the San Diego Unified Port District, as applicable.
- (6) Within the area located within the Central Core area of the Centre City Community Plan and bounded by Kettner Boulevard, A Street, 12<sup>th</sup> Avenue, and E Street, all projects shall contain high-rise buildings and observe a minimum height of 125 feet (surface parking lots are exempted). Projects not meeting this minimum height may request an exception as outlined under Section 103.1906(b).

(d) Floor Area Ratios

- (1) Floor area ratios are established for each site and determine the intensity of development in Centre City as set out in Figure 4 of Chapter 10, Article 3, Division 19.
- (2) For development infilled on a parcel which contains a designated historic structure, or where a designated historic structure is rehabilitated and integrated into the proposed project, the floor area ratio of the designated historic structure may be excluded from the calculation of the total floor area ratio ("FAR") of the project provided that the historic, and/or architectural, character of the structure is not adversely impacted.

(3) Residential Incentive

Within the Residential Incentive Area, specified in Figure 5 of Chapter 10, Article 3, Division 19, a maximum floor area ratio increase of 2.0 may be permitted for the provision of at least eighty percent (80%) of the gross square footage developed as residential. The gross square footage of the project may be anywhere from one hundred percent (100%) to eighty percent (80%) residential. The remaining twenty percent (20%) of the gross square footage of the project may be any use that is permitted within that land use district.

(4) Street Level Use Incentive

Within the Street Level Use Incentive Area, specified in Figure 6 of Chapter 10, Article 3, Division 19, up to 2.0 of floor area ratio may be excluded from the calculation of the maximum permitted floor area ratio provided that the excluded floor area is:

- (1) within the building base;
- (2) is not located below the tower floor plate;
- (3) is not used as parking;
- (4) meets the street level development standards of Section 103.1915(f); and

(5) meets the street level use requirements of Section 103.1910(h).

- (5) Within the Sports/Entertainment District, specified in Figure 2 of Chapter 10, Article 3, Division 19, a floor area ratio of 6.5 shall apply throughout the district on the condition that a baseball park is developed within the district as authorized by Proposition C, approved by the voters of the City of San Diego on November 3, 1998 [Ordinance No. O-18613 (New Series)]. To implement the intent and purposes of Ordinance No. O-18613 [New Series], in connection with the issuance of a Centre City Development Permit, transfers may be approved of any portion of the floor area permitted pursuant to this Section 103.1915(d)(5) from the baseball park and/or the Park at the Park (as defined in the Centre City Community Plan), to any other property within the district, if in each case such property to which the applicable floor area is transferred (1) is developed pursuant to a common plan or program with the property from which the floor area is transferred as approved by the City Council, and (2) if appropriate covenants, conditions and restrictions are imposed on the affected properties to memorialize the reallocation of permitted floor areas. However, in no event shall development which is issued a Centre City Development Permit after November 8, 1999 be allowed in the district, which would result in average daily traffic (ADT) trips from such development (excluding ADT trips from a baseball park and Park at the Park) in excess of 55,128 cumulative ADT trips where ADT trips for the applicable land uses are calculated based on Centre City Cumulative Trip Generation Rates, Table 5 of Chapter 10, Article 3, Division 19, as applied to the floor areas of the respective developments.
- (6) Within the area located within the Central Core area of the Centre City Community Plan, all projects shall contain a minimum Floor Area Ratio (FAR) equivalent to 55% of the maximum FAR permitted for the site under Figure 4 (surface parking lots are exempted). For project containing at least 80% residential use within the Residential Incentive area shown in Figure 5, then an additional 2.0 shall be added to the maximum FAR figure from Figure 4 for the purposes of calculating the required minimum FAR for the project. Projects not meeting this minimum FAR may request an exception as outlined under Section 103.1906(b).

(e) Building Bulk



Different bulk controls are established for structures less than one hundred twenty-five (125) feet tall and for structures one hundred twenty-five (125) feet tall and greater. Bulk controls address the architectural design of specific projects to avoid unarticulated, box-like buildings.

- (1) Bulk criteria for buildings less than one hundred twenty-five (125) feet tall:
  - (A) Maximum floor plate dimension and upper tower setbacks are not required.
  - (B) The top of the building facade will be visually terminated through the use of cornices, stepped parapets, hip and mansard roofs, stepped terrace, domes and other forms of multifaceted tops, as specified in Figure A of Chapter 10, Article 3, Division 19.
- (2) Bulk criteria for buildings one hundred twenty- five (125) feet tall and greater define three (3) different elements of a building: the base, lower tower and upper tower, as specified in Figure B of Chapter 10, Article 3, Division 19.
  - (A) The building base is the lower portion of the building and defines the street wall. The maximum and minimum height of the building base shall be as specified in Section 103.1915(f)(2).
  - (B) The lower tower is defined as seventy-five percent (75%) of the portion of the building height above the building base (the height shall be measured from the first horizontal setback at or above thirty (30) feet). Above the building base, a twenty-five-foot (25-foot) setback (thirty (30)feet within the Waterfront District as shown in Figure 8) is required from the property line to the lower tower. The setback may occur incrementally within the area defined by a forty-five (45) degree angle originating from the property line of the opposite side of the street.
  - (C) Maximum floor plate dimensions apply to the lower tower and differ for buildings between one hundred twenty- five (125) and three hundred fifty (350) feet and for those greater than three hundred fifty (350) feet in height. Maximum floor plate

sizes are shown in the following TABLE 1 OF SECTION 103.1915.

TABLE 1 OF SECTION 103.1915  
MAXIMUM FLOOR PLATES

Building Height	Max. Floor Plate
125-350 feet	21,000 sq. ft.
+350 feet	22,000 sq. ft.

- (D) The upper tower is defined as the remaining twenty-five percent (25%) of the tower height above the building base. To achieve “articulation” of the building form in the upper portions of the tower, the upper tower will be built to achieve a reduction of building mass proportional to the mass of the lower tower as shown in Figure C of Chapter 10, Article 3, Division 19.
- (3) Building tops and roof treatments: Penthouse space, mechanical equipment, heliports, and vertical and decorative roof attachments are permitted above the upper tower that are an integral part of the architectural design. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened and enclosed.
- The addition of pylons, chimneys, or obelisk, with a maximum cross-sectional plan area of one hundred (100) square feet that meet Federal Aviation Administration (FAA) and building code requirements, will be permitted.
- (4) Cornices and decorative projections are permitted at any level of the building.
- (f) Street Level Development Standards
- (1) Street Wall
- (A) The street wall is the building facade along a property line adjacent to any public right of way. The street wall may include arcades, colonnades, recessed entrances, private open space,

public plazas, urban open space and mid-block connectors, such that:

- (i) Arcades and colonnades shall be a minimum width of five (5) feet.
  - (ii) Recessed entrances shall not exceed twenty-five (25) feet in length and shall be within fifteen (15) feet of the property line.
  - (iii) Public plazas and open space shall meet the criteria of the Plaza Design Guidelines of the Centre City Community Plan to qualify as a street wall.
  - (iv) Mid-block connectors shall be as defined in the Centre City Community Plan to qualify as a street wall.
- (B) A street wall is required along one hundred percent (100%) of the total linear property line adjacent to the public right-of-way. The street wall shall be located at, or within five (5) feet of the street property line.

(2) Street Wall Height

- (A) The maximum street wall height is a 1:1 ratio to the width of the adjacent public right-of-way unless otherwise specified by Sections 103.1915(g) and (i); e.g., if the right of way is eighty (80) feet the maximum height of the street wall is eighty (80) feet as shown in Figure D of Chapter 10, Article 3, Division 19.
- (B) Except as provided in Section 103.1915(f)(2)(B), the minimum street wall height is thirty feet (30'). Projects meeting all other requirements of Sections 103.1915(f)(1)(A)(iii) and (iv) and Sections 103.1915(k)(3) and (4) may have a street wall height of less than thirty feet (30').
- (C) On sites with slopes greater than five percent (5%), the height of the street wall shall be measured at the midpoint of each bay as shown in Figure E of Chapter 10, Article 3, Division 19, as defined in Section 103.1915(f)(3)(A).

- (3) Street Wall Facade
  - (A) The street wall facade shall be architecturally modulated by bays that are not more than fifty (50) feet in width. A smaller module may be super-imposed within the larger bay.
  - (B) Bays within the street wall shall be defined by changes in the rhythmic pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the facade, materials and color, or other architectural features.
  - (C) Major entrances, corners of buildings, and street corners shall be articulated within the street wall facade.
  - (D) Within the area between three (3) feet and twelve (12) feet above the sidewalk, required entries and windows shall be transparent, e.g. clear or lightly tinted glass.
  - (E) Blank wall area shall be any street wall area that is not transparent (including solid doors and mechanical areas but not including garage entrances). The maximum total blank wall area is thirty percent (30%) of the first story street wall. The maximum length of any continuous blank wall is fifteen (15) feet; however, the maximum length may be increased to thirty (30) feet if the wall area is enhanced with architectural detailing, ornamentation, or art work.
- (4) Pedestrian Entrances
  - (A) Pedestrian entrances shall be provided for all uses adjacent to the public right-of-way. Such pedestrian entrances shall be directly accessible from the public right-of-way. At least one separate pedestrian entrance shall be provided for each frontage adjacent to the public right-of-way.
  - (B) Pedestrian entrances shall have direct access at the grade of the sidewalk.
- (g) View Corridor Stepbacks
  - (1) Stepbacks are required along those streets shown in Figure 7 of

Chapter 10, Article 3, Division 19. Required setbacks shall be measured from the property line, above the sidewalk along the designated Centre City view corridors as specified in the following TABLE 2. Where the public right-of-way or sidewalk is required to be widened, the view corridor shall be taken from the new property line.

- (2) The ground level right-of-way width along Juniper, Date, A, B, C, E, F, and G Streets and Fifth and Sixth Avenues will be the same average dimension as the existing street right-of-way for each street; e.g., eighty (80) feet.
- (3) Elevated pedestrian walkways or “skytubes,” or gross floor area may not be constructed above, over, or within existing or designated public rights-of-way or view corridors unless compelling reasons exist to ensure safe pedestrian movements and where no feasible alternatives for pedestrian access are available.

**TABLE 2 OF SECTION 103.1915  
VIEW CORRIDORS**

STREET	STEPBACK	STEPBACK ELEVATION
Laurel	15'	30'
Juniper	15'	30'
Hawthorn	15'	30'
Grape	15'	30'
Date	15'	30'
Fir	15'	30'
Cedar	15'	Ground Level
Beech	15'	30'
Ash	25'	50'

A	25'	50'
B	25'	50'
C	15'	50'
Broadway *		
West of Kettner*	50'	Ground Level
Between Kettner and 12 <sup>th</sup> Avenue	15'	Ground Level
Between Kettner and 12 <sup>th</sup> Avenue	10'	90'
E	25'	50'
F	25'	50'
G	25'	50'
Market	25'	50'
Fifth	15'	65'
Pacific Highway	15'	50'

\*Street Wall and Building Bulk requirements (25' stepback above the building base) apply along the length of Broadway.

(h) Building Orientation

Building orientation criteria are established to reduce the impact of taller building elements within the Waterfront District and Sun Access areas.

- (1) Within the Waterfront District as shown in Figure 8 of Chapter 10, Article 3, Division 19, the maximum north-south plan dimension is one hundred forty (140) feet above the building base. Multiple towers within a block must be separated by a minimum of forty (40) feet.
- (2) Within designated Sun Access areas and those blocks located between Pacific Highway and California Street and between Laurel and Ash Streets, the maximum north- south plan dimension is one hundred (100) feet above ninety (90) feet.

(i) Sun Access Criteria

- (1) Sun access criteria are established to maintain adequate sunlight and air to sidewalks and residential areas during the winter solstice

(December 21) between 10:30 a.m. and 1:30 p.m. View corridor, building bulk and building orientation criteria also apply to sun access areas.

- (2) Sun access criteria apply to the areas designated on Figure 9 of Chapter 10, Article 3, Division 19, and establish a building envelope which applies to the entire block. There are two different building envelopes, the Sun Access Envelope and the Transition Envelope.
  - (A) The Sun Access Envelope is defined by a fifty-foot (50-foot) street wall along all street frontages. Above the fifty-foot (50-foot) street wall on the east and west block faces, a forty-five (45) degree angle defines the envelope up to their point of intersection which is one hundred fifty (150) feet. On the north and south block faces, above the fifty-foot (50-foot) street wall, a fifteen-foot (15-foot) stepback is required. The Sun Access Envelope is shown on Figure F of Chapter 10, Article 3, Division 19.
  - (B) The Transition Envelope is defined by the Street Level Development Standards of this Division on the east, west, and south block faces. The north block face is the same as that of the Sun Access Envelope as defined in Section 103.1915(k)(2)(A). Transition heights are permitted by a thirty-four (34) degree angle, originating from a height of eight (8) feet above the sidewalk from the opposite street wall. The Transition envelope is shown on Figure F of Chapter 10, Article 3, Division 19.

(j) Vehicular Access

- (1) The maximum linear feet of curb cut for vehicular access shall be calculated at a ratio of 1.0 linear foot per five hundred (500) square feet of site area.
- (2) No vehicular access curb cut may be closer than sixty-five (65) feet from the curb line of the closest intersection or closer than eighty (80) feet from the nearest curb cut except for parcels of five thousand (5,000) square feet or less, in which case the aforementioned dimensional criteria shall be reduced by one-half.

- (3) No curb cuts for vehicular access are permitted on the designated streets as shown in Figure 10 of Chapter 10, Article 3, Division 19. A curb cut may be permitted on these streets if it serves a residential development.
  - (4) All vehicular access must be provided perpendicular to the public right-of-ways. Curb cuts for one-way traffic may be no less than ten (10) feet or greater than twelve (12) feet in width. Curb cuts for two-way traffic may be no greater than thirty (30) feet in width, and as satisfactory to the City Engineer.
- (k) Parking
  - (1) Project Parking
    - (A) All parking that is incidental and associated with a project shall be enclosed and architecturally integrated into the structure.
    - (B) For Commercial/Professional office uses and for all other uses with a floor area ratio greater than 4.0, at least two (2) levels of parking shall be accommodated below grade prior to the provision of any above grade parking with the following exceptions:
      - (i) Below grade parking shall not be required for parcels that are ten thousand (10,000) square feet or less.
      - (ii) For development infilled on sites which contain historic structures, designated pursuant to applicable Municipal Code sections, an exception to below grade parking requirements may be permitted by the President. All other parking requirements shall apply.
      - (iii) For development on sites proven to be significantly impacted by the water table, the provision of below grade parking may constitute unnecessary hardship upon the property owner. However, where parking is permitted above grade, special attention shall be given to its architectural treatment and encapsulation. All other parking requirements apply.



- (iv) Below grade parking shall not be required for development located within the Sports/Entertainment District.
- (C) At least fifty percent (50%) of the street wall of any project parking or structured parking, excluding vehicular access areas, shall include street level uses, except as provided herein. When the President determines that there is not sufficient pedestrian traffic at the time the permit is issued to support street level uses, he or she may grant an exception to this requirement if the parking structure is designed to accommodate street level uses in the future. The space shall be designed in accordance with these street level parking structure criteria: (1) Ground floor retail space shall have a minimum depth of twenty-five(25)feet; (2) Ground floor retail/commercial space shall have a minimum finished ceiling height of ten (10) feet, (3) Ground floor finished floor elevations shall match the sidewalk elevations at least every one hundred (100) feet; (4) At least one( 1) shaft for hood vents for every one hundred (100) linear feet of frontage shall be provided; (5) Provisions for loading and trash enclosures shall be provided.
- (D) Subject to making the findings in Section 103.1915(k)(1)(D)(i) and (ii), the President may grant an exception to the requirement for street uses:
  - (i) The location for proposed project parking or structured parking is not suitable for street level uses due to environmental, topographic or other site conditions unique to the subject property.
  - (ii) The construction of street level uses conflicts with other applicable requirements of law.
- (E) If the President grants an exception, then the use of enhanced architectural elements, landscaping or other design features under Section 103.1915(k)(1)(D) may be required.
- (F) To the extent possible, vehicles, structural elements, interior lights and mechanical equipment shall be screened from view from the public right-of-way.

- (G) Lighting levels shall meet the requirements of the Illuminating Engineers Society's Manual, as may be amended from time to time.
- (2) Structured Parking
  - (A) Structured parking shall include all parking structures that are a primary use, or are off-site and incidental and associated with a project.
  - (B) Structured parking shall be permitted throughout the Planning Area as a conditional use subject to the criteria of Section 103.1915(k)(4).
  - (C) Structured parking shall meet all Project Parking criteria of Section 103.1915(k)(1).
  - (D) For every vehicular access point to any public structured parking, there shall be at least one four-by-four foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information. The four-by-four foot square parking sign shall not be included in calculations regarding other signage for the structure.
- (3) Surface Parking
  - (A) Surface parking shall include all nonstructured parking lots and may be permitted throughout the planning area as a conditional use.
  - (B) A thirty-six inch (36") high barrier shall be provided along the property line adjacent to any public right of way. Gaps in the barrier may be provided for vehicular and pedestrian access. Each barrier shall consist of:

- (i) A solid concrete or masonry wall on all streets designated as “gateway streets” in the Centre City Streetscape Manual. A solid concrete or masonry wall is allowed by permit only on all other streets. The wall shall be configured to provide a twelve-inch (12”) square planting pocket at least every twelve and one half feet (12’6”) on the sidewalk side of the wall. Climbing vines or shrubs shall be planted so that the sidewalk side of the wall is fully covered by the vines or shrubs within three(3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2’-6”) inside the wall; or
  - (ii) A black, vinyl-coated chain-link fence is permitted on all streets other than those designated as “gateway streets” in the Centre City Streetscape Manual. The fence shall be placed directly against the sidewalk property line(s) with at least one twelve-inch (12”) square planting pocket every twelve and one half feet (12’-6”) on the parking side of the fence. Climbing vines or shrubs shall be planted so that the sidewalk side of the fence is fully covered by the vines or shrubs within three(3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2’-6”) inside the wall.
  - (iii) All surface parking lots shall meet the requirements of the Centre City Streetscape Manual for the improvement of the public right-of-way. A heavy timber or tubular steel trellis shall be erected directly behind each sidewalk property line in such a manner that the trellis does not overhang the public right-of-way. The underside of the horizontal elements shall be at least eight (8) feet above grade.
- (C) At least one (1) tree per five thousand (5,000) square feet of lot area shall be provided for lots greater than thirty thousand (30,000) square feet. Trees shall be grouped or spaced within the interior of the lot.

- (D) All trees shall be a minimum of thirty-six (36) inch box in size.
  - (E) An irrigation system for each tree shall be provided as required for proper irrigation, development, and maintenance of the vegetation.
  - (F) Wheel stops shall be placed at the edge of all barriers and landscape areas to protect them from damage.
  - (G) Lighting shall be provided to maintain security and safety within the lot. The Developer shall submit lighting level diagrams with the application for a conditional use permit. All lighting shall be shielded from surrounding uses.
  - (H) For every vehicular access point, there shall be at least one four-by-four foot square, internally illuminated, cabinet sign clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" letter on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information.
- (4) In addition to the criteria of this Division, the President may require any additional measures to ensure land use, circulation and urban design compatibility with all structured, project and surface parking. Such measures additional include:
- (A) Mitigation against negative views into parking lots and garages of the vehicles, sloping floors, roof tops, and the light and glare from vehicles and security lighting.
  - (B) Mitigation against unusual levels of odors, vibrations, and noise.
  - (C) Adequate operational and security measures to mitigate potential negative impacts on the surrounding neighborhood. In requiring such additional measures, the President shall give special consideration to the street level design of vehicular entrances, pedestrian entrances, streetscape, utilities and

mechanical equipment, facade recesses, and other features of the streetwall. Should the President find that below-grade public parking is infeasible or impractical to provide, he or she may waive below grade parking requirements.

(l) Signage

- (1) Initial application for a sign permit shall be made to CCDC, in accordance with the requirements of Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations). The President of CCDC shall review the application and provide a recommendation to the City Manager within 10 calendar days from the date of receipt of the application.
- (2) In addition to the requirements of Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations) the following provisions apply:
  - (A) A comprehensive sign program is required.
  - (B) Signs, inflatable displays and banners cannot be placed on the roof of any structure.
  - (C) The sign (or any part of the sign) may not be located more than sixty-five (65) feet above the sidewalk. This is measured from the street property line closest to the sign.
- (3) Logos may be used on the upper tower of a building if the following criteria are met:
  - (A) The logo must be designed as an integral part of the exterior of the building.
  - (B) Logos may not be located on any two (2) adjacent facades.
  - (C) The maximum area of the logo is based on building height as described on TABLE 3 OF SECTION 103.1915.

**TABLE 3 OF SECTION 103.1915**

**LOGO AREA**

Logo Area	Building Height
50 sq. ft.	65 - 125 feet
75 sq. ft.	126 - 200 feet
100 sq. ft.	201 + feet

*(Amended 5-7-2002 by O-19056 N.S.)*

**Table 5 of Chapter 10, Article 3, Division 19  
Centre City Cumulative Trip Generation Rates**

**LAND USE**

**COMMERCIAL-RETAIL**

**TRIP GENERATION RATE**

Convenience Market:	
Open 15-16 Hours	37 trips/1,000 sq. ft.
Open 24 Hours	52 trips/1,000 sq. ft.
Lumber Store	
Restaurant:	
Quality	32 trips/1,000 sq. ft.
High Turnover (sit-down)	27 trips/1,000 sq. ft.
Fast Food (with or without drive-through)	35 trips/1,000 sq. ft.
Shopping Center:	
Neighborhood	48 trips/1,000 sq. ft.
Community	28 trips/1,000 sq. ft.
Regional:	
Less than 500,000 sq. ft.	0.65 [Ln(T)=0.756 Ln(x)+5.25]
500,000 sq. ft. or more	0.63 [Ln(T)=0.756 Ln(x)+5.25]
Speciality Retail Center (Strip Commercial)	18 trips/1,000 sq. ft.
Supermarket	60 trips/1,000 sq. ft.

**FINANCIAL INSTITUTION**

Bank:	
Excluding drive-through	25 trips/1,000 sq. ft.
With drive-through	31 trips/1,000 sq. ft.
Drive-through only	34 trips/lane
Savings and Loan	26 trips/1,000 sq. ft.

**INDUSTRIAL**

Industrial/Business Park	13 trips/1,000 sq. ft.
Large Industrial Park	7 trips/1,000 sq. ft.
Small Industrial Park	12 trips/1,000 sq. ft.
Warehousing	4 trips/1,000 sq. ft.
	14 trips/1,000 sq. ft.

**LIBRARY**

**LODGING**

Hotel (w/convention facilities/restaurant)	9 trips/1,000 sq. ft.
Motel	8 trips/1,000 sq. ft.
Resort Hotel	7 trips/1,000 sq. ft.

**OFFICE**

Commercial Office:	
Less than 100,000 sq. ft.	0.85 [Ln(T)=0.756 Ln(x)+3.95]
100,000 sq. ft. or more	0.81 [Ln(T)=0.756 Ln(x)+3.95]
Corporate Headquarters/Single Tenant Office	
Less than 100,000 sq. ft.	0.62 [Ln(T)=0.758 Ln(x)+3.95]
100,000 sq. ft. or more	0.50 [Ln(T)=0.766 Ln(x)+3.95]
Government Office (Civic Center)	10 trips/1,000 sq. ft.

Medical Office	17 trips/1,000 sq. ft.
Post Office:	
Distribution (walk-in only)	11 trips/1,000 sq. ft.
Community (without mail drop lane)	18 trips/1,000 sq. ft.
Community (with mail drop lane)	27 trips/1,000 sq. ft.
Scientific Research and Development	7 trips/1,000 sq. ft.
<b>RECREATION</b>	
Movie Theater	7 trips/1,000 sq. ft.
<b>RESIDENTIAL</b>	
Multi-Family Unit:	
Under 20 dwelling units per acre	5 trips/dwelling unit
20 or more dwelling units per acre	4 trips/dwelling unit
Retirement/Senior Citizen Housing	2.5 trips/dwelling unit
Single Family Detached	6 trips/dwelling unit

Notes:

The above land uses are expected to generate less trips in Centre City than outside downtown because: In Centre City mass transit has a higher percentage of mode split; due to high density: "walk" trips are a greater percentage of internal trips; parking availability and costs (people do not necessarily park where they work or visit). The trip rates shown are based on "Development of Centre City Trip Generation Rates," by S. Pazargadi, August 1990.

Ln = Natural Logarithm (see notes on Table 1)  
T = Trips  
X = Gross Leasable Area in 1,000 square feet

**§103.1916 Off-Street Loading Requirements**

- (a) Off-street loading facilities shall be required for all developments which exceed a gross floor area of one hundred thousand (100,000) square feet.
- (b) All off-street loading areas shall be screened from view.
- (c) No off-street loading shall be required for any use occupying space in an existing building or structure that is renovated, converted or adapted for new use.

*(Added 5-11-1992 by O-17764 N.S.)*

**§103.1917 Plaza Design Guidelines**

The President shall refer to the Plaza Design Guidelines of the Centre City Community Plan in the review and approval of any urban open space that is one thousand (1,000) square feet or more in area and any urban open space proposed as an exception to required Street Level Development Standards.

*(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)*

**§103.1918 County Administration Center Design Zone**

- (a) The County Administration Center Design Zone is located within the Waterfront District boundaries between Grape and Ash Streets and between Pacific Highway and California Street, and on one block immediately north and south of the County Administration Center as shown in Figure 11 of

Chapter 10, Article 3, Division 19.

- (b) Any development proposal in this zone shall be reviewed by the County Chief Administrative Officer as well as the President regarding the design of the proposal prior to the issuance of a Centre City Development Permit.
- (c) Within the area located between Pacific Highway and California Street, Ash Street and Grape Street the maximum height for the structures is eighty-five (85) feet above grade.
- (d) The President shall refer to the Design Guidelines for The Pacific Highway - County Administration Center Design Zone, on file in the office of the Clerk of the Board of the County of San Diego and adopted by the County Board of Supervisors on April 24, 1990, in review and approval of any project within this zone.

*(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)*

**§103.1919 Alcohol Beverage Sale Permit**

Establishments engaged in the sale of alcoholic beverages for “off-site consumption” or “on the premises of sale consumption” shall be required to obtain an alcohol beverage sale permit from the President.

- (a) The following conditions of approval for a “off- site consumption” permit shall apply:
  - (1) No wine or distilled spirits shall be sold in containers of less than seven hundred fifty (750) milliliters.
  - (2) No malt beverage products shall be sold in less than six-pack quantities per sale.
  - (3) No wine shall be sold with an alcoholic content greater than fifteen percent (15%) by volume.
  - (4) No refrigerated or otherwise chilled alcoholic beverages shall be sold or maintained on the licensed premises.
  - (5) Quarterly gross sales of alcoholic beverages shall not exceed twenty percent (20%) of the quarterly gross sales of the establishment.



- (6) No alcoholic beverages shall be sold or delivered except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.
- (b) The following conditions of approval for a “on the premises of the sale consumption” shall apply:
  - (1) The sale of alcoholic beverages shall be an accessory or secondary use to the primary use of the property and the intended use must be a permitted use within that district.
  - (2) Liquor, beer and wine sales shall not exceed fifty percent (50%) of the total gross sales of the business conducted at that location. Food may be served throughout the premises at any time and entertainment may be permitted throughout the premises.
- (c) After considering the facts presented in the application, the President may grant such a permit if it is concluded at the hearing that all of the applicable criteria set forth above and in Section 103.0403(c) (Gaslamp Quarter Planned District) have been met. In granting the Alcoholic Beverage Sale Permit, the President may impose reasonable conditions to ensure compliance with the provisions of this Division.
- (d) The President may grant, with Police Department comment and review, an Alcoholic Beverage Sale Permit with the following conditions of approval:
  - (1) Allowing the sale of refrigerated or otherwise chilled alcoholic beverages.
  - (2) Allowing the off premises quarterly sales of alcoholic beverages not to exceed fifty percent (50%) of the quarterly gross sales of the establishment.
  - (3) Allowing uses as identified in Section 103.0408(f) (1)(A) relief from Section 103.0408(f)(3)(A)(iii) (Gaslamp Quarter Planned District).
- (e) The President may revoke an Alcohol Beverage Sale Permit if conditions as set forth in the permit are not being met. Prior to revocation, the permittee shall be given a hearing after ten (10) working days’ notice to show cause why the permit should not be revoked.

*(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)*

**§103.1925 Land Use Classifications**

Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the classification. The President shall determine whether a specific use falls within one or more of the use classifications described in Table 4 of Chapter 10, Article 3, Division 19, entitled LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS.

(a) Residential

- (1) Group Residential: Shared living quarters without separate kitchen facilities for each room or unit. This classification includes boarding houses, dormitories and private clubs. It does not include single room occupancy hotels or any community and human care facilities.
- (2) Live/Work Quarters (Loft): An area comprised of one or more rooms or floors in a building originally designed for industrial or commercial occupancy, and new construction, that includes cooking space, sanitary facilities and working space for artists, artisans, and similarly situated individuals and as set forth in Land Development Code Section 141.0311.
- (3) Living Units: An enclosed space of more than one hundred fifty (150) net square feet which is not required to, but may contain a full or partial kitchen and bathroom and as further described in Section 103.1959.
- (4) Multifamily Residential: Two (2) or more dwelling units on a lot.
- (5) Senior Citizens Housing: At least one person residing in each unit shall be at least sixty-two (62) years of age or physically handicapped except for projects of one hundred fifty (150) units or more where a resident aged fifty- five (55) or over is deemed to be a “senior.” Senior housing may also include facilities meeting state and federal program standards.

(b) Commercial/Professional Office

- (1) Professional and Business Offices: Offices of entities or organizations providing professional, executive, management, travel, airline reservation and airline ticketing services, and auto rentals with no on-site storage of vehicles. Administrative services include advertising,

computer program design, data processing, architectural design, engineering, landscape design, insurance, investment, legal and medical/dental offices. This classification includes medical/ dental laboratory incidental to an office use but excludes banks and savings and loan associations.

- (2) Governmental Offices: Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance facilities for vehicles.

(c) Commercial Retail

- (1) Food/Grocery Sales: Retail sales of prepared food and food for home preparation. This includes bakeries, candy stores, ice cream stores, and delicatessens, as well as grocery stores and supermarkets.
- (2) Retail Sales: This classification includes department stores, drug stores, dispensing opticians, clothing stores, fabric stores, resale and pawn shops, pet stores and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, compact discs, sporting goods, shoes, office supplies, stationery, medical supplies, bicycles, and new automotive parts and accessories (excluding service and installation).
- (3) Wholesale/Retail Sales: Establishments engaged in wholesaling and retail sales of food/grocery and retail goods as defined in Section 103.1925(c) including the storage and open-air handling of goods. At least twenty-five percent (25%) of the gross floor area must be devoted to retail sales.

(d) Commercial Services

- (1) Ambulance Services: Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.
- (2) Animal Hospitals: Establishments where small animals receive medical and surgical treatment. This classification includes only those facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary boarding (up to 30 days) of animals is included if incidental to the hospital use.

- (3) Artists' Studios: Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft.
- (4) Banks, Credit Unions, and Savings and Loan Associations: Financial institutions that provide retail banking services. This classification applies only to those institutions engaged in the on-site circulation of cash.
- (5) Banquet Facilities, Clubs and Lodges: Commercial, private or nonprofit dining, meeting, recreational, or social facilities used primarily by members and guests, including those provided as a secondary use with visitor accommodations.
- (6) Building Materials and Services: Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes activities classified under Vehicle/Equipment Sales and Services, paragraph F, of this Section.
- (7) Business and Home Services: Establishments providing appliance repair, office machine repair, building maintenance (janitorial), landscape maintenance, window cleaning, upholstering, graphic design, drafting, blueprinting, typesetting, printing, copying, or photographic services. This classification excludes uses specified in paragraphs B and F of this Section.
- (8) Catering Services: Preparation and delivery of food and beverages for off-site consumption without provision for on-site pick-up or consumption.
- (9) Commercial Recreation and Entertainment: Provision for participant or spectator recreation or entertainment. Typical uses include game center, billiard parlor, bowling alley, ice-and roller-skating rink, miniature golf course, tennis/racquetball court, and theatre.
- (10) Commercial Communications Facilities: Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms; television or recording studios; telephone switching centers; and telegraph offices.

- (11) Eating and Drinking Establishments: Businesses serving or selling prepared food or beverages, including wine or beer with meals, for consumption on or off the premises. This use includes cocktail lounges, bars, and taverns with live entertainment.
- (12) Laboratories: Establishments providing medical or dental laboratory services; or establishments that provide photographic, analytical, or testing services.
- (13) Mortuaries: Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, and columbariums.
- (14) Nurseries, Plant: Establishments primarily engaged in the sale of plants, where all merchandise other than plants is kept within an enclosed building or a fully screened enclosure and fertilizer of any type is stored and sold in package form only.
- (15) Personal Improvement Services: Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, reducing salons, and fitness studios.
- (16) Personal and Convenience Services: Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry cleaning agencies (excluding bulk cleaning), photocopying, and self-service laundries.
- (17) Research and Development Services: Establishments primarily engaged in industrial or scientific research, including limited product testing. This classification includes electron research firms or pharmaceutical research laboratories but excludes manufacturing or medical testing and analysis.
- (18) Visitor Accommodations:
  - (A) Bed and Breakfast Inns: Establishments offering lodging on a less-than-weekly basis with incidental eating and drinking service (for lodges only) provided from a single kitchen.
  - (B) Hotels and Motels: Establishments offering lodging with or without meals and having kitchens in no more than sixty

percent (60%) of the guest units. This classification includes eating, drinking, and banquet service.

- (C) Single-Room Occupancy: A dwelling unit within a hotel providing sleeping and living facilities in which cooking and sanitary facilities may be provided within the unit or shared, and as further defined in Land Development Code Section 113.0103. SRO's are considered a commercial use and should follow the appropriate building codes for commercial development.

(e) Public and Semi-Public

- (1) Ballpark, Stadiums and Arenas: Public or private facilities designed primarily for the purpose of observing or participating in organized sporting and entertainment events and other activities involving large assemblages of people.
- (2) Colleges and Universities: Public or private educational institutions that offer a course of study leading to a recognized degree, including facilities incidental to training and education in support of the college or university curriculum, students or faculty.
- (3) Community and Human Care Facilities Limited:
  - (A) Day Care, Adult: Provision of nonmedical care for seven or more adults on a basis of less than twenty-four (24) hours.
  - (B) Drug Abuse Centers: Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling with no provision for on-site residence or confinement.
  - (C) Primary Health Care: Medical services, including clinics, counseling, and referral services to persons afflicted with bodily or mental disease or physical injury without provision for on-site residence or confinement.
  - (D) Emergency Kitchens: Establishments offering food for the "homeless" and others in need.

- (E) Emergency Shelters: Establishments offering food and shelter programs for “homeless” people and others in need. This classification does not include facilities licensed for residential care, as defined by the State of California, which provide supervision of daily activities.
  - (F) Neighborhood Recovery Centers: Drop-in facilities for persons suffering from problems associated with alcohol abuse with no provisions for on-site residence or confinement.
  - (G) Residential Alcohol Recovery, General: Facilities providing twenty-four (24) hour care for more than six (6) persons suffering from problems associated with alcohol abuse, who are in need of personal services, supervision, protection, or assistance. These facilities may include an inebriate reception center as well as facilities for treatment, training, research, and administrative services but includes only those facilities licensed by the State of California.
  - (H) Residential Care, General: Twenty-four (24) hour nonmedical care for seven (7) or more persons, including wards of the Juvenile Court, in need of personal services, supervision, protection, or assistance essential to sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.
- (4) Correctional Placement Centers: Correctional Placement Centers means any building or place that is maintained and operated as a housing facility used for the confinement or placement of adults and as further described in Land Development Code Section 141.0406. This classification includes work furlough facilities, halfway houses and community correction centers.
  - (5) Cultural Institutions: Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.
  - (6) Hospitals/Clinics: Facilities providing medical, surgical, psychiatric, or emergency medical service to sick or injured persons, primarily on an inpatient basis.

- (7) Park and Recreation Facilities: Noncommercial parks, playgrounds, gymnasiums, recreation facilities and dedicated open spaces.
  - (8) Performing Arts/Theatres: Facilities providing live musical, dance and theatrical performances and film presentations other than those regulated as adult businesses.
  - (9) Religious Assembly: Facilities for religious worship and incidental religious education.
  - (10) Schools, Public or Private: Public or private elementary or secondary schools, or private schools that offer a curriculum comparable to that of the public schools of the State of California, excluding colleges and universities.
  - (11) Transportation Facilities, General: Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight among different modes of transportation. This classification includes bus terminals, shipping terminals and rail transit.
  - (12) Transportation Facilities, Limited: Bus transit stops and trolley stations.
- (f) Vehicle/Equipment Sales and Services
- (1) Automobile Rentals: Rental of automotive vehicles, including storage and incidental maintenance but excluding maintenance requiring pneumatic lifts.
  - (2) Automobile Washing and Detailing: Washing, waxing, or cleaning of automobiles or similar light vehicles.
  - (3) Service Stations: Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks but excludes body and fender work or repair of heavy trucks or vehicles.
  - (4) Vehicle/Equipment Sales and Rentals: Sale and rental of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, small-scale construction equipment and similar equipment, including storage and incidental maintenance.



- (5) Vehicle/Equipment Repair, Limited: Repair of automobiles, trucks, motorcycles, mobile homes, or recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.
- (g) Industrial
  - (1) Industry, General: Manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of such products and materials. This classification includes food processing and packaging, laundry and dry cleaning plants, automobile dismantling within an enclosed building, and stonework and concrete products manufacture but excludes industrial activities; e.g., acid manufacture, concrete ready-mix plants, explosives manufacture or storage, fertilizer manufacture, glue manufacture, petroleum refining, smelting, stockyards, and activities involving hazardous materials and wastes.
  - (2) Industry, Limited: Manufacture of finished parts or products, primarily from previously prepared materials within an enclosed building. This classification includes processing, fabrication, assembly, treatment, and packaging, but excludes basic industrial processing from raw materials, and food processing.
  - (3) Maintenance and Service Facilities: Facilities providing maintenance and repair services for vehicles and equipment and materials storage yards. This classification includes construction yards, equipment service centers, taxi yards, bus and trolley yards, and similar facilities.
  - (4) Marine Industry: Manufacturing, distributing, and processing of goods and the provision of services related to and supporting defense, research, shipping, fishing, and tourism.
  - (5) Trucking Terminals: Storage and distribution facilities having more than six (6) buses and/or trucks of two (2) tons or greater on the premises at one time.
  - (6) Utilities:

- (A) Major: Refuse collection facilities and similar facilities of public agencies or public utilities, excluding hazardous wastes from refuse collection facilities.
  - (B) Limited: Electrical substations and utility facilities that are necessary to support legally established uses that involve only structures related to electrical distribution lines and transmission lines.
- (7) Wholesaling, Distribution and Storage: Establishments primarily engaged in wholesaling, storage, and bulk sales distribution, including open-air handling of materials and equipment but excluding storage of flammable or hazardous materials. Typical uses include wholesale distributors, wholesale showrooms, storage warehouses, and moving and storage firms.
- (h) Parking
  - (1) Surface Parking: Parking that is not enclosed in a structure. Surface parking is considered an interim use and is permitted through a conditional use permit (CUP) process.
  - (2) Structured Parking: Free standing parking structures that are not associated with a specific project and that provide parking to the general public.
  - (3) Project Parking: Free standing parking structures that are associated with a specific project and that are constructed on- or off-site to the project.
- (i) Accessory Uses Accessory Uses and Structures: Uses and structures that are incidental and subordinate to the primary use and are customarily found on the same site.  
*(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000; amended 11-8-1999 by O-18707 N.S.)*